



MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION			
Project Title	English Crossing Townhomes	File No.	PA23-012
Detailed Project Description	The applicant is requesting State Environmental Policy Act (SEPA) review, a traffic concurrency determination, and Administrative Site Plan Approval for a 243-unit townhouse project and associated site improvements.		
Site Address	17406 19 th Avenue NE	APN(s)	31051900401200
Legal Description (abbreviated)	See Site Plan		
	OWNER	APPLICANT	CONTACT
Name	Hanson Sisters LLC	Huseby Homes	Merle Ash Land Technologies
Address	16720 Smokey Pt. Blvd. Ste. 3	13110 NE 177 th Place #228	18820 3 rd Ave NE
City, State, ZIP	Arlington WA 98223	Woodinville WA 98072	Arlington WA 98223
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.</p> <p><input type="checkbox"/> This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by:</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: January 24, 2024</p>			
SEPA CONTACT			
Name	Amy Hess	Title	Senior Planner
Phone	360.363.8215	E-mail	ahess@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	CD Director
Address	501 Delta Avenue, Marysville, WA 98270		

Prepared by: *Amy*

Reviewed by: *Chris*


Haylie Miller, CD Director

1/9/24
Date

ENVIRONMENTAL IMPACTS

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts.

1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated as a result of the development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Increase in vehicular traffic on 172 nd Street NE, 19 th Avenue NE, as well as other City streets in the vicinity.
6.	Change in character of the site from an undeveloped site into a suburban medium-density townhome development.

MITIGATION MEASURES

The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity.

1.	The applicant and contractor shall strictly adhere to the recommendations outlined in the <i>Preliminary Geotechnical Engineering Study</i> prepared by Earth Solutions NW, LLC dated July 30, 2018 and future supplemental reports and amendments, during construction of the project. Prior to final building inspections being granted, the applicant shall provide a letter from the project engineer to verify that final site grading has been completed consistent with the approved grading plans; that all recommendations outlined in the geotechnical assessment and subsequent amendments have been followed; and that all fill has been properly placed.
2.	Prior to civil construction plan approval, the applicant shall demonstrate that the natural topography of the site is preserved to the extent feasible, and that the proposal complies with the design criteria set forth in MMC Section 22D.050.030(4). Any retaining wall will be required to have a nice aesthetic and have the appearance of stone or rock (no ecology block walls); details must be provided on the civil construction plans.
3.	Pursuant to MMC Section 22G.120.270(2), all projects shall have all power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines (including existing overhead lines along the project's 172 nd Street NE frontage and 19 th Avenue NE frontage shall be placed underground either by direct burial or by means of conduit or ducts (with the exception of the city fire alarm system) to provide a clean look to the streetscape.
4.	The Department of Archaeology and Historic Preservation's (DAHP) Inadvertent Discovery Plan shall be followed during site construction. If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist shall document and assess the discovery. The DAHP and all concerned tribes shall be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation may be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
5.	Any existing on-site septic systems shall be abandoned by having the septic tanks pumped by a certified pumper, then having the tops of the tank removed or destroyed and filling the void per WAC 246-272A-0300. Documentation demonstrating completion of work shall be submitted with the building permit submittal.

6.

Any existing on-site wells shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor's decommissioning report(s) shall be submitted with building permit submittal.

APPEALS

- This MDNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 15 day appeal period on the MDNS that commences from the date the MDNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4 p.m., **January 25, 2024**. The appeal must contain the items set forth in MMC 22G.010.530.
- There is no agency appeal.

DISTRIBUTION

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> LD <input checked="" type="checkbox"/> LD (Eng. Svc. Mgr.) <input checked="" type="checkbox"/> Parks <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works (Jesse Hannahs) <input checked="" type="checkbox"/> Public Works (Jeff Laycock) <input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> PUD No. 1 (water) <input checked="" type="checkbox"/> Ziply	<input type="checkbox"/> DAHP <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DOE (Bellevue) <input checked="" type="checkbox"/> DOE (Olympia - Env. Review) <input checked="" type="checkbox"/> DOE (SEPA - Greta Stough) <input type="checkbox"/> DOE (Shorelands - G. Tallent) <input checked="" type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC	<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works	<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Everett Herald



ENVIRONMENTAL REVIEW ([SEPA](#)) APPLICATION CHECKLIST

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

Washington State Environmental Policy Act, RCW 43.21C

Washington State Administrative Code, WAC 197-11-960 Environmental Checklist

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

NOTE: The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may

be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Required Attachments

Submit the original checklist form and six (6) copies (for a total of seven (7)) along with seven (7) copies of each of the following:

1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development
2. Site plan (at original drawing size)
3. Site plan (reduced to not larger than 11 x 17-inch size)
4. Conceptual building elevations
5. Conceptual vehicle maneuvering diagram (when applicable)

Submit four (4) copies of the following when appropriate:

1. Wetland Delineation
2. Geotechnical Reports
3. Fisheries Study

The site plan must show north arrow and engineering scale; any significant or natural features such as creeks, wetlands, steep slopes; dimensions and shape of the lot; location and size of existing and proposed buildings and development, including parking and landscape areas, adjacent streets and point of ingress and egress, and adjacent uses.

Correspondence

Note that all correspondence regarding the environmental review of your project will be sent to the person listed as **Applicant**.

Application Format

The application will only be accepted if the original form is used (with typewritten answers in the spaces provided) or the application is reproduced in identical form.

Fees

There is a nonrefundable application fee for all environmental checklists. Submit the fee with the application(s) and make checks payable to the City of Marysville.

Residential (1-9 lots or dwelling units)	\$350.00
Residential (10-20 lots or dwelling units)	\$500.00
Residential (21-100 lots or dwelling units)	\$1,000.00
Residential (greater than 100 lots or dwelling units)	\$1,500.00
Commercial/Industrial (0 to 2 acres)	\$350.00
Commercial/Industrial (2.1 to 20 acres)	\$750.00
Commercial/Industrial (greater than 20 acres)	\$1,500.00

Pre-application Conference

Most projects that are not categorically exempt from SEPA will require a pre-application conference; in some cases, at the discretion of the Community Development Director, the pre-application conference may be waived.

The pre-application conference must be conducted prior to the submittal of the environmental

checklist.

SEPA Exempt Determinations

Projects that meet the thresholds for categorical exemptions of Chapter 22E.030 MMC are exempt from filing an environmental checklist. All other project and non-project actions require a completed environmental checklist and a project permit application to be submitted. If an applicant feels that their proposal should be considered to be SEPA-exempt, the applicant can submit a letter requesting a SEPA exempt determination with the environmental checklist and fee. The Community Development Director will review the request and if the application is determined to be SEPA exempt, a letter will be issued confirming the SEPA exempt status.

Project Phasing

The Checklist questions apply to all parts of your proposal, even if you plan to phase the project over a period of time or on different parcels of land. You must include any additional information that helps describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact(s).

SEPA Appeals

Any agency or person may appeal a Determination of Non Significance (DNS) or Determination of Significance (DS) by completing and submitting an appeal form to the Hearing Examiner within fourteen (14) calendar days of the date the determination is final. Such appeals must be filed with the City Clerk. Appeals of environmental determinations under SEPA, including administrative appeals of a threshold determination, shall be heard by the Hearing Examiner and shall proceed pursuant to Chapter 22G.010 Article VIII *Appeals*. There is a nonrefundable \$500 Administrative Appeal fee to be submitted with appeal.

A. BACKGROUND

1. Name of proposed project, if applicable:

English Crossing Site Plan Submittal

2. Name of applicant:

Hanson Sisters, LLC

3. Address and phone number of applicant and contact person:

**Applicant: 16720 Smokey Point Blvd, Ste 3
Arlington, WA 98223
425.508.3800**

**Contact: Land Technologies, Inc.
18820 3rd Ave NE
Arlington, WA 98223
360.652.9727**

4. Date checklist prepared:

April 20, 2023

5. Agency requesting checklist:

City of Marysville

6. Proposed timing or schedule (including phasing, if applicable):

Work to commence as soon as permits can be approved; expect Summer 2024

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The submitted plan is the proposed fully developed site and no other further activity is anticipated.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

There has been environmental information prepared for this immediate project proposal:

- 1. This SEPA**
- 2. Early Grading SEPA**
- 3. Geotechnical Report**
- 4. Sewall Critical Areas Report**
- 5. Stormwater Management Report**
- 6. SWPPP**
- 7. Archeological Study and Report**
- 8. Traffic Study or Traffic Impact Analysis**

Future reports to be provided with development plan:

- 1. Additional Post Fill Geotechnical Report**

2. Post Fill Hydrogeological Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

From the City of Marysville:

**SEPA Determination
Site Plan Approval
LDA for Construction.**

DOE Construction Stormwater General Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Hanson property is a 19.79 Acre site in the City of Marysville. It is zoned Mixed Use. For separation from high groundwater, considerable structural fill is needed for the site as has been common in the area (Marysville Trough). This fill is now onsite.

This proposal is for 247 Townhomes as Condominiums.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

SE 1/4 Section 19, Township 31N, Range 5E

Property Address is 17406 19th Ave NE, Marysville WA 98271

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site
(*bold/italicize*): **Flat**, rolling, hilly, steep slopes, mountainous, other _____
- b. What is the steepest slope on the site (approximate percent slope)?

The site is "flat" with an average 3.66% slope up from the east.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The majority of the site is situated on Custer fine sandy loam soils, a hydrologic Type-C/D soil per NRCS mapping. Custer fine sandy loam soils have a 0-9 inch first layer of fine sandy loam with the remaining profile being sand. A narrow band of Kitsap silt loam exists in the west and Norma Variant Loam in the northern portion of the site.

The NRCS mapping is not consistent with what is 'on the ground'. The soil two types are consistent but the Norma loam occupies the western half to two-thirds of the site and the Custer fine sandy loam is the eastern half to one-third.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

To get separation from the high-water table, several feet of clean structural soils has been placed on the project area of 19.79 acres. Approximately 80 thousand cubic yards of fill has been stockpiled onsite. Initial fill depths of this transitional mound will be from zero to about 6 feet. This is to provide for groundwater separation from bottom of future SWM facilities.

The source of the fill was clean structural fill coming from other excavation projects. There is no one single source and fills were monitored for deleterious materials. Final placement and grading will be tested by geotechnical engineer.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Heavy rains on exposed subgrade materials could erode surface soils picking up silt into runoff water.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Per the zoning code, allowed maximum impervious surface is 85% for Commercial Development. For Multifamily Development 75% is allowed.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Best Management Practices (BMPs) per the Current Stormwater Management Manual are proposed. The primary concern will to be to contain any silt laden runoff from leaving the fill site. Vegetative Strips, Wattles, Plastic Covering, and Sediment Traps are a few of the options but not all inclusive.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust can be raised during dry weather earth work and exhaust from construction equipment. During operation, exhaust from onsite equipment and vehicles coming to the site. Possibility of some dust being raised moving materials around during dry weather could happen

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

If there is persistent dry weather during construction, watering for dust control will be first measure of control. Combinations of keeping access ways clean of silts and dirt may be combined with watering in extreme conditions. Construction equipment and onsite operating equipment will have all exhaust control devices in proper working order. Licensed trucks and autos emissions are controlled by licensing laws.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Site Monitoring during a full wet season and during the first two weeks of the growing season demonstrated there are no wetlands onsite. There is an old farm ditch and drainage system on the site that does drain to the roadside ditch on 172nd.

There are no streams or water bodies on site and the nearest stream would be Quilceda Creek which is about 3,000 feet south along the Rail Road Tracks. The ditches south of 172nd to the Fish Screens on the property to the south (Sather Farm) have been determined by the Army Corp to be non-jurisdictional.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharge of waste to surface waters

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater withdrawals.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste is to be discharged to the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

There could be an increase in the rate of runoff due to the compaction of the imported soils. Temporary Erosion Control methods will be used to control runoff that will include dispersion or sheet flow to MS4 ditches along 19th or 172nd. It will also include, as needed, covering the exposed fill materials with plastic, or straw mulch and seeding for any longer-term exposure should the site not be immediately developed.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This use of clean fill will not generate waste materials that could enter groundwater.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Drainage patterns in the vicinity will not be significantly impacted. Runoff from the filled site will be similar to the existing drainage patterns. Any change to runoff rate will be mitigated.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Providing Erosion Control BMPs and dispersing runoff to the vegetated areas along

the fill before sheet flowing into the MS4

4. Plants

- a. ***Bold/Italicize*** the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Most of the grass fields will be removed except the vegetated strip surrounding most of the site.

- c. List threatened and endangered species known to be on or near the site.

None known

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The fill project will maintain a vegetative strip around the fill as a water quality measure until development plans are determined.

- e. List all noxious weeds and invasive species known to be on or near the site.

None

5. Animals

- a. ***Bold/Italicize*** any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: ***hawk***, heron, eagle, ***songbirds***, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

None

- c. Is the site part of a migration route? If so, explain.

The Puget Sound area is all part of the Pacific Flyway. This site is not otherwise a specific migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

None needed

- e. List any invasive animal species known to be on or near the site.

None known

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Diesel Fuel for Trucks and Placement Equipment for this phase.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Gasoline, motor oils, hydraulic fluid, brake fluid, and battery acids are used in vehicles accessing or working at the site. However, none will be stored at the site; placing equipment will be refueled from mobile trucks.

- 1) Describe any known or possible contamination at the site from present or past uses.

There are none—the existing field has been farmed for decades primarily mowed for hay.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Gasoline, Diesel, Hydraulic Fluid, brake fluids are used in the equipment working the site

- 4) Describe special emergency services that might be required.

The likeliest emergency service would be for someone hurt in the operation of the sitework. This could be physical injury from heavy equipment

operations requiring ambulance service to the hospital.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Think Safety and Operate per OSHA Guidelines

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There are no types of existing noises in the area that would affect this project. There is the railroad but this project is not affected by the noise from periodic train traffic.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

There will be some noise generated during construction typical of any grading and construction project. Trucks hauling in structural soils; dozers grading soil; compactors compacting the soils will create some noise. Hours of Construction will be limited to 7 AM to 8 PM.

- 3) Proposed measures to reduce or control noise impacts, if any:

Trucks are regulated by street-use licensing laws; mufflers are required as a condition of licensing. Placement equipment will have mufflers and sound suppression equipment in working order.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The land is in the Area known as the Lakewood Neighborhood of the City of Marysville. The area is rapidly developing with retail, commercial, and high-density residential projects.

This site is currently undeveloped and currently has structural fill stockpiled onsite in anticipation of development. The property is bordered to the west by the Burlington Northern Railroad, on the south by 172nd St NE, and by 19th Ave NE on the east. Adjacent to the north is a wooded area, and a small farm. The entire area to the west, east and south is zoned Mixed Use and the area is developing rapidly primarily as apartments to the east.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

The site has been a farm since it was homesteaded in the 1800's. Until recent years, the site was planted with hay, corn, or rye.

19.79 acres will be converted from casual farming to mixed use. The small family farms of yesteryear are gone in this area and this land can no longer provide long-term commercial agriculture of commercial significance.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site.

There are currently no structures on site. The old farmhouse and barn have been demolished

- d. Will any structures be demolished? If so, what?

No, old dilapidated house and barn have been demolished with earlier permits.

- e. What is the current zoning classification of the site?

Mixed Use

- f. What is the current comprehensive plan designation of the site?

Mixed Use

- g. If applicable, what is the current shoreline master program designation of the site?

Not in a Shoreline Management Area

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

- i. Approximately how many people would reside or work in the completed project?

500 to 600 people or 247 families.

- j. Approximately how many people would the completed project displace?

No displacement.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

NA

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This development is consistent with the zoning and comprehensive plan for the area.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

NA

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

247 units

- c. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units are being eliminated

- d. Proposed measures to reduce or control housing impacts, if any:

NA

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Less than 28 feet

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

There are not any significant aesthetics impacts not anticipated by the zoning and Comprehensive Plan..

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

There may be some instantaneous glare come from chrome, glass, or mirrors on the trucks or equipment as they are moved around the site.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

None needed

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Less than half a mile up the road is Lakewood High School which does have a interlocal agreement with Snohomish County Parks for after school hours use of fields for baseball, softball, soccer, football, tennis etc.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Provide near 30% of site as Open Space and Recreational areas.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

None

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known and none discovered on nearby projects.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Consulted DAHP WISSARD and years of familiarity of this area. have archeological survey

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

This operation only adds fill to the site and not excavating. If there should be anything found, work to stop and local tribes to be notified.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site will take access from 19th Ave NE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Public Transit does provide service along 172nd St NE

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

793 added non eliminated

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Frontage improvements on 19th and 172nd.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Please see Traffic Report for exact numbers. About 1,800 new trips daily anticipated. Small amount of truck traffic and PM Peak hour would be about 5 PM with about 250 new trips.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

Volunteering to dedicate extra ROW to facilitate the construction of the roundabout at 172nd and 19th.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

There would be no specific increase in Public Services required of this project.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None Needed

16. Utilities

- a. **Bold/Italicize** utilities currently available at the site:

Electricity
natural gas

water

refuse service

telephone

sanitary sewer

septic system

other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The Utilities needed for the project will be provided by:

Snohomish County PUD Power

Wave Cable

Frontier Phone

Marysville Sanitary Sewer and Water

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Merle Ash

Print name of signee: Merle Ash

Position and Agency/Organization: Land Technologies, Inc.

Date Submitted: 5/12/23